

BEARINGS ARE PER THE CENTERLINE OF WAVERLY ROAD (N01°3'40"W) PER THE WILLIAMS MURPHY COMPANY'S WILLOWCK PARK ALLOTMENT NO. 2 AS RECORDED IN PLAT VOLUME D, PAGES 34-35 OF THE LAKE COUNTY PLAT RECORDS AND ARE USED TO DENOTE ANGLES ONLY

SPLIT
11,512 sq. ft.
0.2642 acres

REMAINDER
122,934 sq. ft.
2.8221 acres

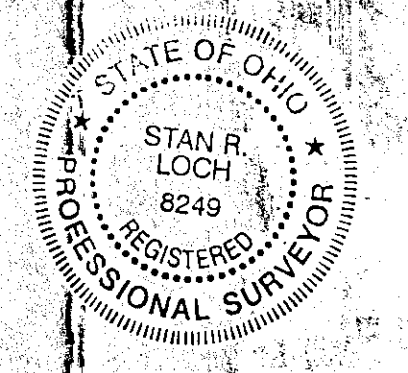
VINE STREET 60' R/W (S.R. 640)

EAST 331ST STREET 50' R/W

WAVERLY ROAD 50' R/W

I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STAN LOCH DATE 10-8-15
REG SURVEYOR #2249



CURRENT ZONING:
(R-MF) MULTI-FAMILY
MINIMUM FRONT SETBACK: 40 FEET
MINIMUM SIDE YARD: 15 FEET EACH SIDE
PLOT 5 FEET FOR EACH STORY
MINIMUM REAR YARD: 40 FEET

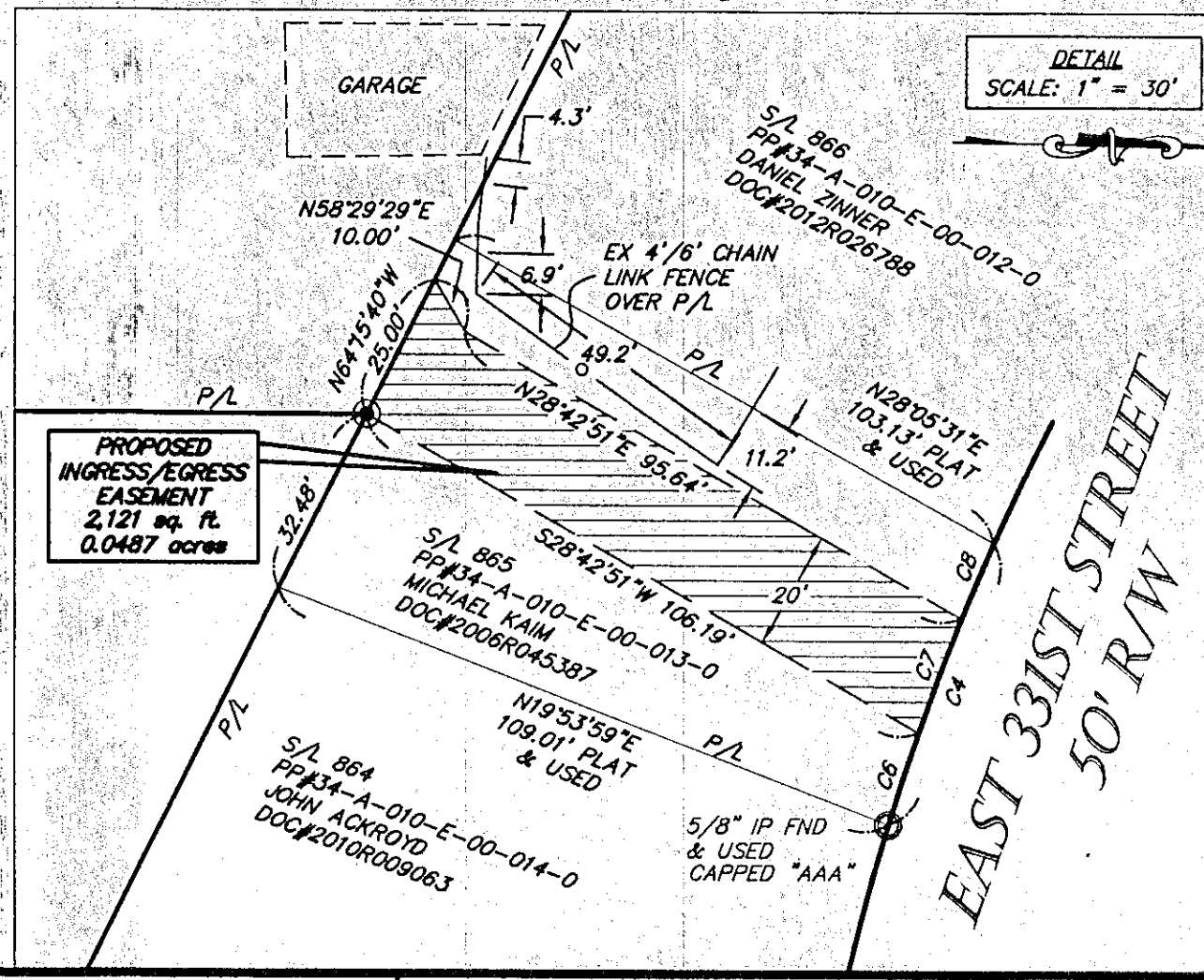
PROPOSED ZONING FOR SPLIT PARCELS:
(R-60) ONE-FAMILY "60"
MINIMUM FRONT SETBACK: 40 FEET
MINIMUM SIDE YARD: 5 FEET (15 FEET TOTAL)
MINIMUM REAR YARD: 40 FEET
MINIMUM LOT AREA: 9,000 SQ.FT.

LEGEND:
○ = IRON PIN FOUND
□ = IRON PIPE FOUND
■ = MONUMENT
● = IRON PIN SET

ALL IRON PINS SET ARE 5/8" x 30" REBAR CAPPED AZTECH #2249

REFERENCES:
THE WILLIAMS-MURPHY COMPANY'S WILLOWCK PARK ALLOTMENT NO. 2 PLAT VOLUME D, PAGE 34
VINE STREET (S.R. 640) WIDENING PLANS DATED: JULY, 2000

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	140.77'	89.35'	89.77'	126.65'	N44°04'20"E	90°18'00"
C2	112.85'	72.42'	71.57'	101.27'	N45°42'03"W	89°16'43"
C3	117.50'	410.39'	50.05'	116.90'	S20°28'08"E	162°22'15"
C4	82.00'	410.39'	25.01'	49.87'	S70°28'23"E	16°58'50"
C5	29.302'	365.39'	154.00'	286.01'	S68°33'32"E	13°11'46"
C6	16.06'	410.39'	8.03'	16.06'	S72°50'34"E	8°214'32"
C7	20.25'	410.39'	10.13'	20.25'	S70°18'22"E	12°49'39"
C8	13.69'	410.39'	6.84'	13.69'	S67°56'19"E	11°54'39"



LOT SPLIT SURVEY
FOR
MICHAEL & FRANK KAIM
BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 8, TRACT 16
AND BEING PART OF S/L 866 IN THE
WILLIAMS-MURPHY COMPANY'S WILLOWCK PARK ALLOTMENT NO. 2
PLAT VOLUME D, PAGE 34
SITUATED IN THE CITY OF EAST LAKE, COUNTY OF LAKE, STATE OF OHIO

5425 WARNER ROAD SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071
FAX 216-369-0259

AZTECH
ENGINEERING and SURVEYING
Civil Engineering Land Surveying

HORIZ. SCALE: 1" = 30'
VERT. SCALE:
DRAWN BY: CL
DATE: 10/6/2015
CHECKED BY: SRL
DRAWING NO.: 20153070
JOB NO.: 20153070
SHEET: 1 OF 1

NO.	DATE	DESCRIPTION	BY